

T09N-R02W-05_0000_MCS

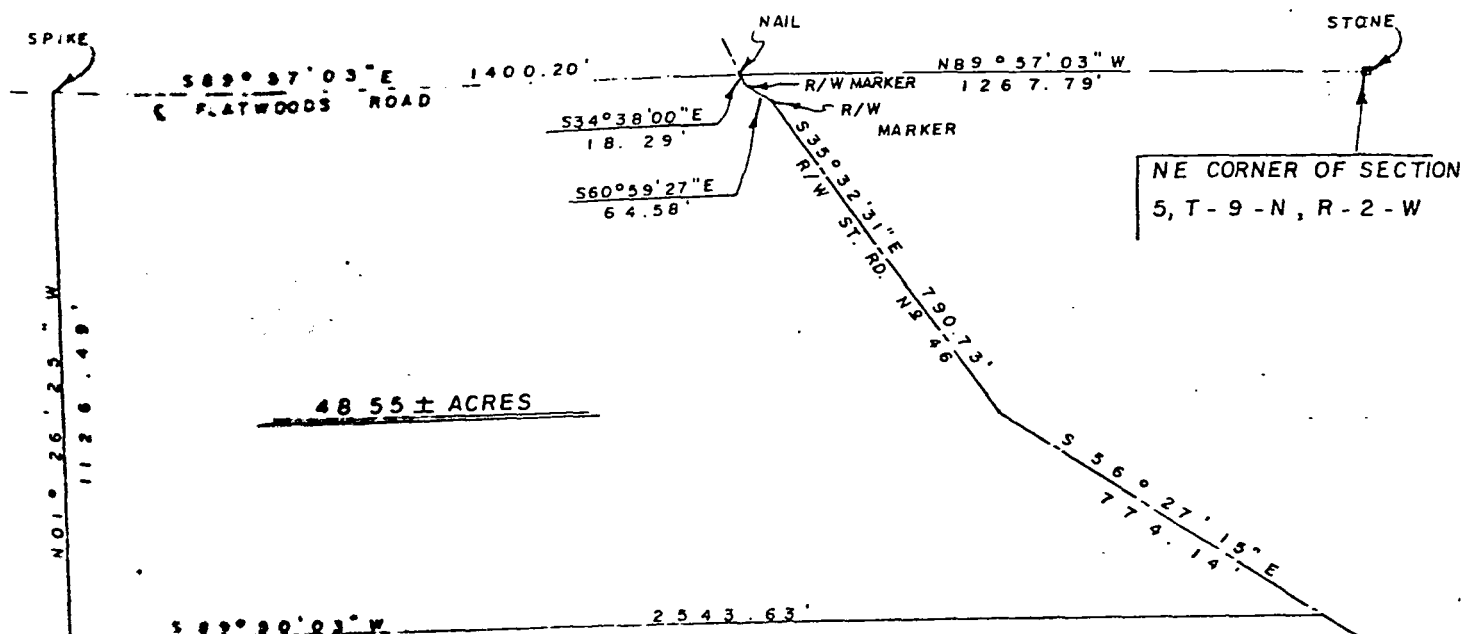
TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

30 West Tennessee
P.O. Box 96
Ellettsville, Indiana 47429
Phone: 812-876-2305

*Bound to Abbeitt
Sec. 5 Richland*

SCALE: 1" = 400'



I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that the above plat and following description correctly represent a land survey completed under my supervision on May 15, 1979; that all the monuments shown thereon actually exist and that their location and type are to the best of my knowledge accurately shown.

FILED

UL 20 1979

John W. Davis
Auditor Monroe County, Indiana

Edmund O. Farkas
S0114
Edmund O. Farkas
Registered Land Surveyor
Ind. Reg. No. S0114

A part of the North Half of the Northeast Quarter of Section Five (5), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana, and more particularly described as follows:

Beginning North Eighty-nine (89) Degrees, Fifty-seven (57) Minutes and Three (03) Seconds West 1267.79 feet from the stone marking the Northeast Corner of said Section, said point being a nail at the intersection of the center line of a County Road (presently referred to as Flatwoods Road) and the West Right of Way of State Road Forty-six (46), thence along said West Right of Way the following courses and distances: South Thirty-four (34) Degrees, Thirty-eight (38) Minutes and Zero (00) Seconds East 18.29 feet to a Right of Way marker, thence South Sixty (60) Degrees, Fifty-nine (59) Minutes and Twenty-seven (27) Seconds East 64.58 feet to a Right of Way marker, thence South Thirty-five (35) Degrees, Thirty-two (32) Minutes and Thirty-one (31) Seconds East 790.73 feet to a point, thence South Fifty-six (56) Degrees, Twenty-seven (27) Minutes and Fifteen (15) Seconds East 774.14 feet to the South Line of said Half Quarter Section, thence leaving said West Right of Way and along said South Line South Eighty-nine (89) Degrees, Fifty (50) Minutes and Three (03) Seconds West 2543.63 feet to the Southwest Corner of said Half Quarter Section, thence along the West Line of said Half Quarter Section North One (01) Degree, Twenty-six (26) Minutes and Twenty-five (25) Seconds West 1126.49 feet to a spike in the Northwest Corner of the Northeast Quarter of said Section, thence along the North Line of said Quarter Section and along the center line of the aforementioned County Road South Eighty-nine (89) Degrees, Fifty-seven (57) Minutes and Three (03) Seconds East 1400.20 to the place of beginning.

Containing 48.55 acres, more or less.

SURVEYOR'S NOTE: Section Five (5) is a fractional Section, the North Half of said Section being shorter than the regular 40 chains. The West Line of said North Half measures 33.83 chains and the East Line of said North Half measures 33.89 chains.

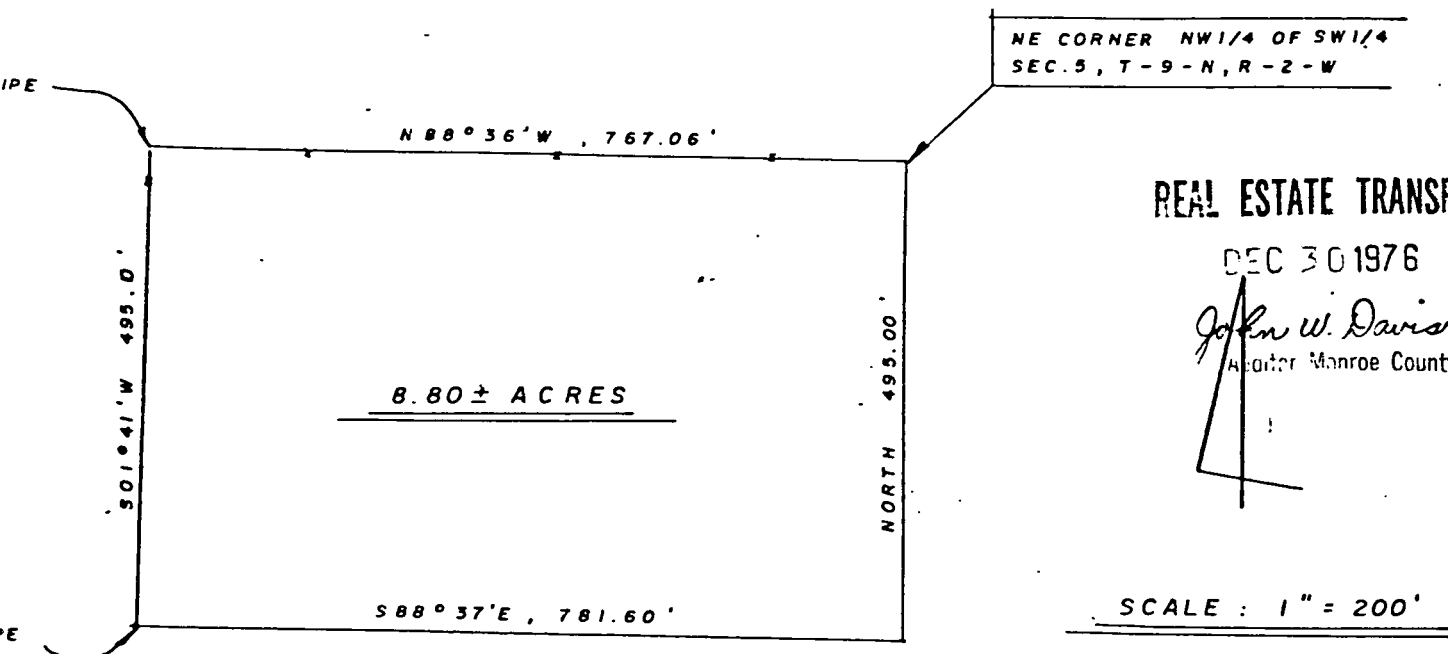
With to Monroey Rich and map Sec 5

TRI CO SURVEYING & MAPPING

Edmund O. Farkas
Registered Land Surveyor

(812) 876-2305

P. O. Box 96
Ellettsville, Indiana 47429



REAL ESTATE TRANSFER

DEC 30 1976

John W. Davis
Recorder Monroe County, Ind.

I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor; licensed in compliance with the Laws of the State of Indiana; that the above plat and following description correctly represent a Survey completed by under my supervision on December 26, 1976; that all monuments shown thereon actually exist, and the location and type to the best of my knowledge are accurately shown.

Edmund O. Farkas
Edmund O. Farkas
Registered
In. Reg. No. 90114



A part of the Northwest Quarter of the Southwest Quarter of Section Five (5), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana, and more particularly described as follows:

Beginning at the Northeast Corner of said Quarter Quarter Section thence on the North line of said Quarter Section North Eighty-Eight (88) Degrees and Thirty-Six (36) Minutes West 767.06 feet to the Northeast Corner of a 0.92 Acres Tract of land Recorded in Deed book 117 page 297 in the Monroe County Records Office, thence South One (01) Degrees and Forty-One (41) Minutes West on the East Line of said Tract of Land (Deed Record Bearing Due South) 495.00 feet, thence South Eighty-Eight (88) Degrees and Thirty-Seven (37) Minutes East 781.60 feet to the East line of said Quarter Quarter Section, thence on the said East Line North 495.00 feet to the place of beginning.

Containing 8.80 Acres more or less.

Surveyor Note:

I fined the beginning point of said 0.92 Acres tract of land being 2086.2 feet from the Northeast Corner of said Quarter Section, and not 2186.2 feet as recorded.

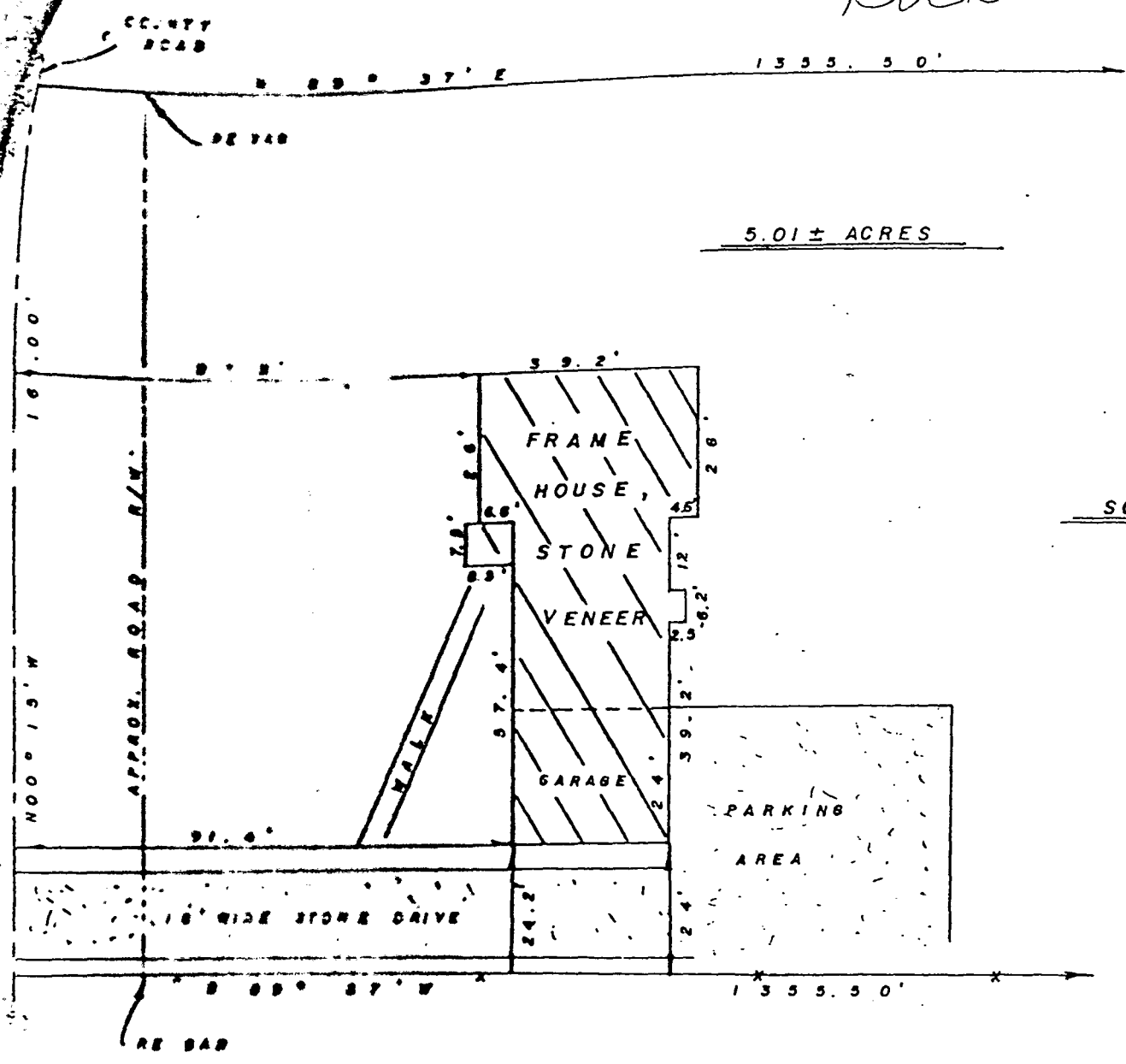
ARI CO Surveying & Mapping

UMBERGER FARMS TO BAKER

Edmund O. Farkas, Registered Land Surveyor

P.O. Box 96
Ellettsville, Indiana 47429
Phone: 812-876-2305

Rick Twp



SCALE: 1" = 30'

I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that the above plat and enclosed plat and description correctly represent an improvement survey completed under my supervision on October 17, 1979; that all improvements upon said surveyed property do not encroach upon adjacent properties, nor are there any encroachments upon said surveyed property by adjacent properties.



FILED
JAN 4 1980

Page -2-

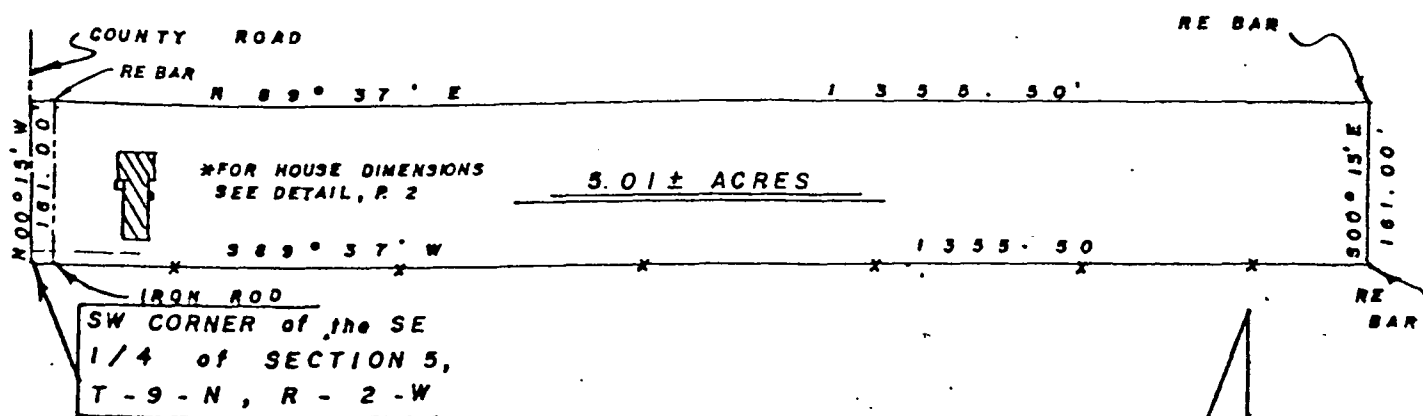
Section 6, T-2-N,
R-2-W, Monroe Co.

John W. Davis
Auditor Monroe County, Indiana

TRI CO Surveying & Mapping

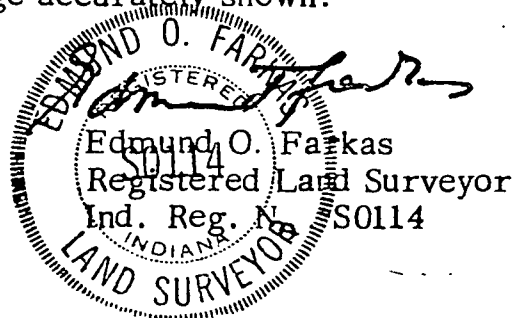
Edmund O. Farkas, Registered Land Surveyor

103 West Temperance
P.O. Box 96
Ellettsville, Indiana 47421
Phone: 812-876-2305



I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that the above plat and following description correctly represent a survey completed under my supervision on October 2, 1979; that all the monuments shown thereon actually exist; and that their location and type are to the best of my knowledge accurately shown.

SCALE: 1" = 200'



A part of the South Half of the Southeast Quarter of Section Five (5), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana, and more particularly described as follows:

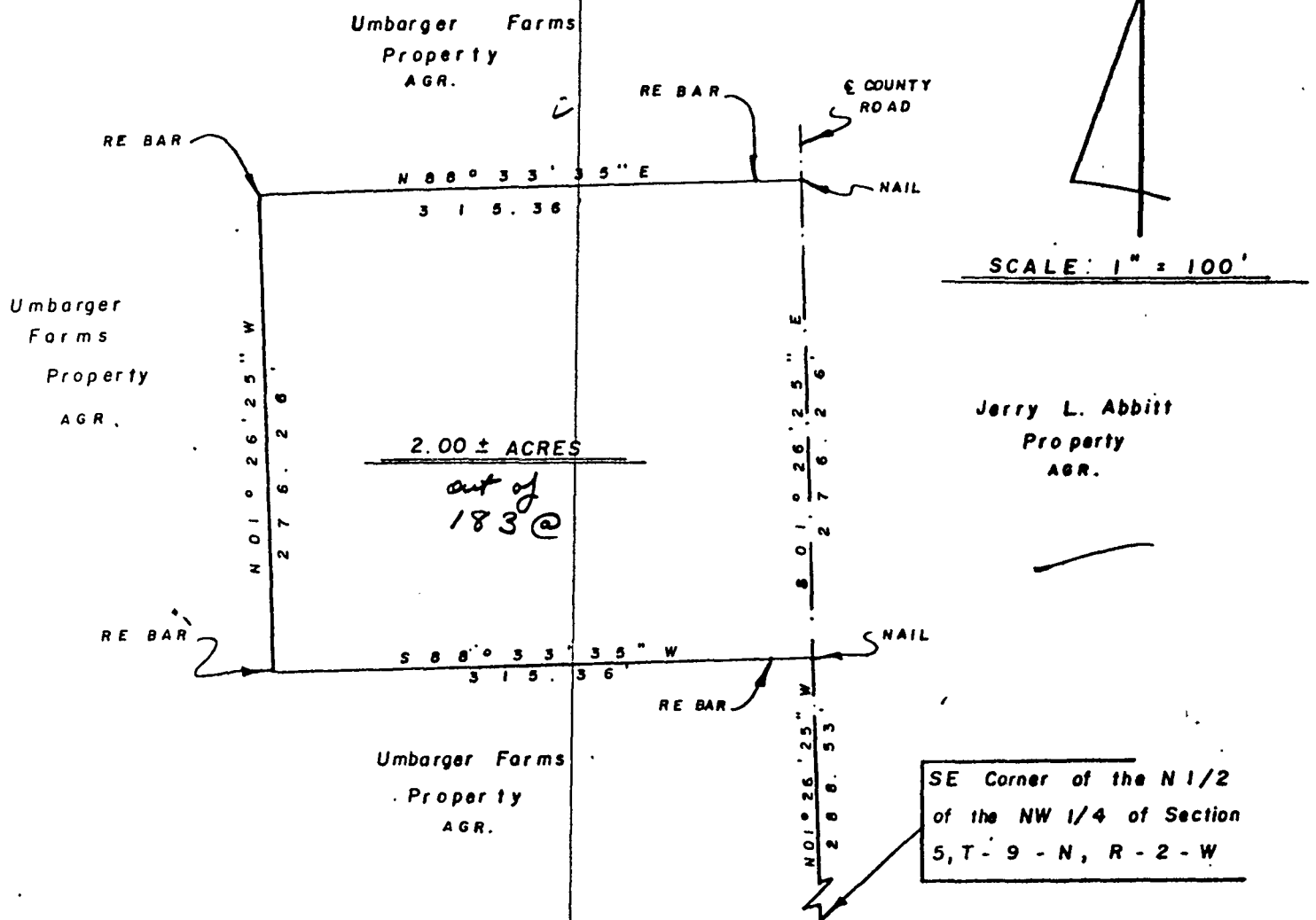
Beginning at the Southwest Corner of the Southeast Quarter of said Section, then running North along the West Line of said Quarter Section and along the County Road at a bearing of North Zero (00) Degrees and Fifteen (15) Minutes West for 161.00 feet thence leaving said West Line and said County Road North Eighty-nine (89) Degrees and Thirty-seven (37) Minutes East 1355.50 feet to a Re Bar, thence running South Zero (00) Degrees and Fifteen (15) Minutes East 161.00 feet to the South Line of said Section, thence along said South Line and along an existing fence South Eighty-nine (89) Degrees and Thirty-seven (37) Minutes West 1355.50 feet to the place of beginning.

Containing 5.01 acres, more or less.

Al CO Surveying & Mapping

103 West Temperance
P.O. Box 96
Ellettsville, Indiana 47429
Phone: 812-876-2305

Edmund O. Farkas, Registered Land Surveyor
Eric Vagedes Property



I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that the above plat and following description correctly represent a land survey completed under my supervision on February 18, 1980; that all the monuments shown thereon actually exist; and that their location and type are to the best of my knowledge accurately shown.

Edmund O. Farkas
Registered Land Surveyor
Ind. Reg. No. 50114

A part of the North Half of the Northwest Quarter of Section Five (5), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana, and more particularly described as follows:

Beginning at a point on the East Line of said Half Quarter Section, said point being North One (01) Degree, Twenty-six (26) Minutes, Twenty-five (25) Seconds East 288.53 feet from the Southeast Corner of said Half Quarter Section, said point also being in the center line of a County Road, thence leaving said East Line and said center line South Eighty-eight (88) Degrees, Thirty-three (33) Minutes, Thirty-five (35) Seconds West 315.36 feet, thence North One (01) Degree, Twenty-six (26) Minutes, Twenty-five (25) Seconds West 276.26 feet, thence North Eighty-eight (88) Degrees, Thirty-three (33) Minutes, Thirty-five (35) Seconds East 315.36 feet to the aforementioned East Half Quarter Line and County Road center line, thence along said East Line and said center line South One (01) Degree, Twenty-six (26) Minutes, Twenty-five (25) Seconds East 276.26 feet to the place of beginning.

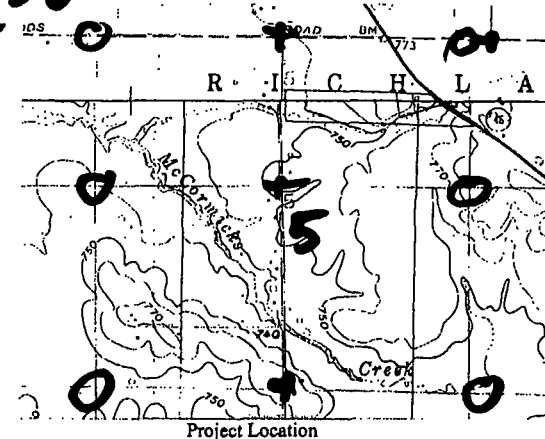
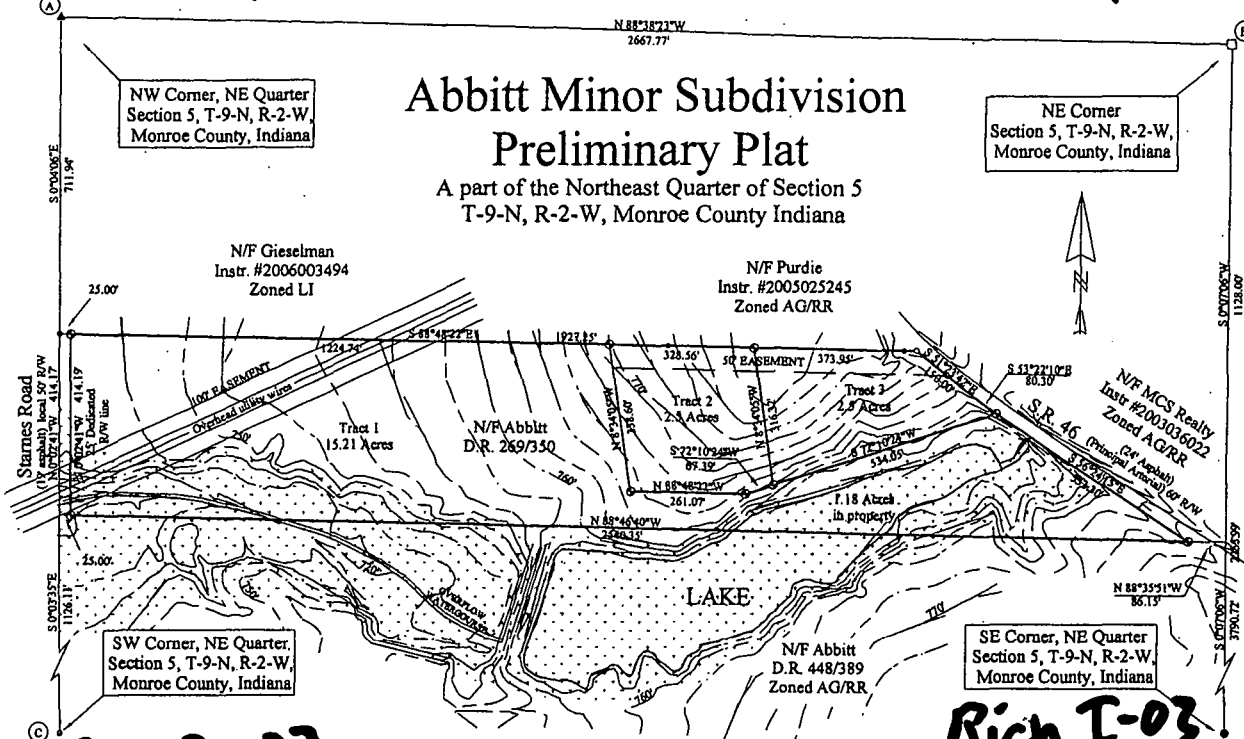
Containing 2.00 acres, more or less.

SURVEYOR'S NOTE: Section 5 is a fractional Section with the North Half of said Section being shorter than the regular 40 chains. The West Line of said North Half measures 33.83 chains, and the East Line of said North Half measures 33.89 chains.

SEC 5

Rich G-01

Rich I-01



In accordance with Title 865, Article 1.1, Chapter 12, (formerly Rule 13) Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of lines and corners established on this survey as a result of:

- a) VARIANCES in the reference monuments;
- b) DISCREPANCIES in the record descriptions and plat;
- c) INCONSISTENCIES in lines of occupation and;
- d) RANDOM ERRORS in Measurement (Theoretical Uncertainty).

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established in this survey is within specifications for a Rural survey (0.26 foot + 200 ppm) as defined in I.A.C. 865.

SUBJECT PROPERTY:
A boundary survey was performed on the land owned by Jerry Abbitt. This property is located in Section 5, Township 9 North, Range 2 West, Monroe County, Indiana. The property is described in Deed Record 269/350 (all deeds in the Office of the Monroe County Recorder unless otherwise noted). The purpose of this survey is to locate and/or stake all of the subject property corners and divide it into 3 new tracts.

- REFERENCE SURVEYS:**
- 1) Survey of 13.91 acres in Section 5 by Lee Utt, RLS # S0089, dated 10/11/2005.
 - 2) Survey of 48.55 acres in Section 5 by Edmond O. Parkas, RLS # S0114, dated 5/15/1979.
 - 3) Survey in Section 4 by James W. Spencer, Monroe County Surveyor, dated 12/15/1853, Survey Book 1, page 260.
 - 4) Survey in Section 8 by James W. Spencer, Monroe County Surveyor, dated 10/7/1856, Survey Book 1, page 315.

REFERENCE MONUMENTS:
Refer to the monuments keyed on the survey drawing by circled letters and surveys listed above:

- AJCA Railroad spike was found 2" deep at the Northwest corner of the Northeast quarter of Section 5 per reference surveys 1 and 2.
- BJCA 12"x6" stone was found 8" tall was found at the northeast corner of said Section 5 per reference surveys 1 and 3.
- CJCA 1" pin was found flush at the Southwest corner of the Northeast quarter of Section 5. A PK nail is called for at this corner per ties provided by the Monroe County Surveyor. The tie though match the location for the found 1" pin which was thus accepted as the corner.
- DJCA 7" Maple tree was found at the intersection of a fence intersection running north, east and west. County records called for a pipe to be at the base of an 18" maple tree the southeast corner of Section 5. A 2" pipe was found laying out of the ground in the area around the tree.

OCCUPATION OF LINES:
There are no visible lines of occupation which affect this survey.

RECORD DESCRIPTIONS:
There were no discrepancies between the record descriptions. A 1.19 acre parcel is excepted out of the south half of the northeast quarter. The description for this 1.19 acre parcel indicates that it is contiguous with the south line of the subject property. However, survey monuments found per the deed for this 1.19 acre parcel place it further south and not contiguous with the south line.

Reference is made to a plat and descriptions of even date.

The within survey was performed without benefit of evidence of source of title, and is subject to any statement of facts revealed by the same. Evidence of easements has not been located in the field and is not shown on this survey drawing. This qualification will be removed upon receipt and inspection of current title work. Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Rich G-02

IN WITNESS WHEREOF, the undersigned Jerry Abbitt owner, have hereto set their hands and seals this _____ day of _____, 2009

Jerry Abbitt (812) 876-4014
6706 N. Starnes Road
Osport, Indiana 47433

Subscribed and sworn to before me this _____ day of _____, 2009

_____, Notary Public
Resident of _____ County, Indiana

My Commission Expires: _____

Approved: This _____ Day of _____, 2009

Jerry Pittafor
President, Plan Commission

Gregg Zody
Secretary, Plan Commission

Developer, Applicant & Owner
Jerry Abbitt
(812) 876-4014
6706 N. Starnes Rd.
Osport, Indiana 47433

Designers & Surveyors
Trico Surveying Services
110 South First Street
Ellettsville, Indiana 47429
(317) 876-2305

- Notes:**
- 1) Zoned agricultural/rural reserve.
 - 2) The proposed use of each lot will be single family use.
 - 3) The subject property does partially fall in a special flood hazard zone according to the FIRM, panel # 180444 0001 B, dated 4/1/88.
 - 4) There will be no disturbance to the drainage.
 - 5) Subject to a 100' wide electric pole line easement described in Book 126 Page 332 in the Monroe County Records Office. Cincery Corporate Records 98018567 Document code 6067.00.
- Setback table:**
Front - 25' (from R/W of local) 50' (from R/W of principal arterial)
Rear - 15' for Residential / Accessory Structures
Rear - 35' for Residential / Accessory Structures

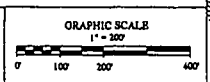
Certification Date: June 21, 2007

Surveyor's Signature: *Jess A. Owin*
JESS A. OWIN, R.L.S.
INDIANA REGISTRY #LS9300019

LEGEND	
(A)	— SMOOK
(B)	— MEASURED
(C)	— CALCULATED
(D)	— 1/4" BRASS NAIL ENGRAVED
(E)	— 1/4" BRASS NAIL ENGRAVED
(F)	— 1/4" BRASS NAIL ENGRAVED
(G)	— 1/4" BRASS NAIL ENGRAVED
(H)	— 1/4" BRASS NAIL ENGRAVED
(I)	— 1/4" BRASS NAIL ENGRAVED
(J)	— 1/4" BRASS NAIL ENGRAVED
(K)	— 1/4" BRASS NAIL ENGRAVED
(L)	— 1/4" BRASS NAIL ENGRAVED
(M)	— 1/4" BRASS NAIL ENGRAVED
(N)	— 1/4" BRASS NAIL ENGRAVED
(O)	— 1/4" BRASS NAIL ENGRAVED
(P)	— 1/4" BRASS NAIL ENGRAVED
(Q)	— 1/4" BRASS NAIL ENGRAVED
(R)	— 1/4" BRASS NAIL ENGRAVED
(S)	— 1/4" BRASS NAIL ENGRAVED
(T)	— 1/4" BRASS NAIL ENGRAVED
(U)	— 1/4" BRASS NAIL ENGRAVED
(V)	— 1/4" BRASS NAIL ENGRAVED
(W)	— 1/4" BRASS NAIL ENGRAVED
(X)	— 1/4" BRASS NAIL ENGRAVED
(Y)	— 1/4" BRASS NAIL ENGRAVED
(Z)	— 1/4" BRASS NAIL ENGRAVED

Jerry Abbitt

Drawn by: CRT	Revisions:	SHEET NO.
Checked by: JAG	July 30, 2009	1 OF 1
Job No. 8200718		



TRICO Surveying Services, Inc.

110 South First Street, Ellettsville, Indiana 47429
Phone: 317-876-0450 Fax: 317-876-2309

Jess A. Owin, R.L.S.

Also # 63
[IN S-5 & 8 9N 2W FILE]
#255 - R.R. SPIKE
& FLAT WOODS
N= 100414.8517
E= 8577.4772

#255 500-41
5317.540
541

#6 R.R. SPIKE
& FLAT WOODS
FND
#255

N 88° 50' 28" W
2649.67'

520° 28' 28" W
5317.540

#305
MASON NAIL
FNC. & FLAT WOODS Rd
HWY #6

S 00° 03' 00" E
4919.33'

#46
#42
#48
#43
#41

#47 #43 #36 #32 #19 #31 #28 #27 #26 #25 #24 #23 #22 #21 #20 #18 #17 #16 #15 #14 #13 #12 #11 #10 #9 #8 #7 #6 #5 #4 #3 #2 #1

T9N R2W Sec 5 SW

Rich E-05 P6 #38 p60

2670.34'
S 88° 57' 04" E

#8 CONC
COR POST
HOLD

#19
HUB AT
FNC. INT.

N 89° 34' 51" W
47'

2662.79'
S 00° 20' 30" E

STARVES Rd

N 00° 17' 32" W
4914.69'

#55
MASON NAIL FND
E. STARVES Rd

#55
MASON
NAIL
FND

N 00° 22' 28" E
2673.800'

9N 2

WIDTH 13 INCHES
LENGTH 35 INCHES
CHAR S
COORDINATES IN FEET
SCALE 1"=500'
ROTATION 90
AT POINT 2
DOWN 7
POINT 5 6 57 34 45 46 60 61 62 252 253 212 257 255 256 502
OFF SCALE

Also # 63
[IN 5-5+8 9N 2W R15]
#255 - R.R. SPIKE
N= 100414.8517
E= 85777.4772

#255 249.48°E
5317.540
#502
E- & STARNES - 541'

#6 R.R. SPIKE
E- & STARNES
FLAT WOODS

HWY 46
Also #58 in
5-5+8 9N 2W R15
#502
N= 100306.2703
E= 13873.7070

N88°50'28"W
2649.67'

2667.87'
588°49'28"E

S88°55'39"E
5382.215

#155
P.P.
N= 100 05.5409
E= 192 15.1817

SEC - 5
9N - 2W

SEC - 4
9N - 2W

S 00° 03' 00" E
4919.33'

2662.39'
S 00° 20' 30" E
STARNES RD

#55
N 00° 15' 32" W
4914.69'

MASON NAIL END
E. STARNES RD

2670.34'
S88°57'04"E

#8 CONC
COR POST
HOLD

#55
MASON NAIL
END

#54
R.R. SPIKE
N 00° 22' 23" E
2673.800'

SEC - 8
9N - 2W

REEVES R17

SEC - 9
9N - 2W

R.R. SPIKE & L
N= 92666.4257
E= 15267.5082

#59 BRASS MONUMENT
N= 92622.
E= 16587. 3361

LOUDEN RD.

S 00° 07' 07" W
1009.3301

N
SCALE: 1"=500'

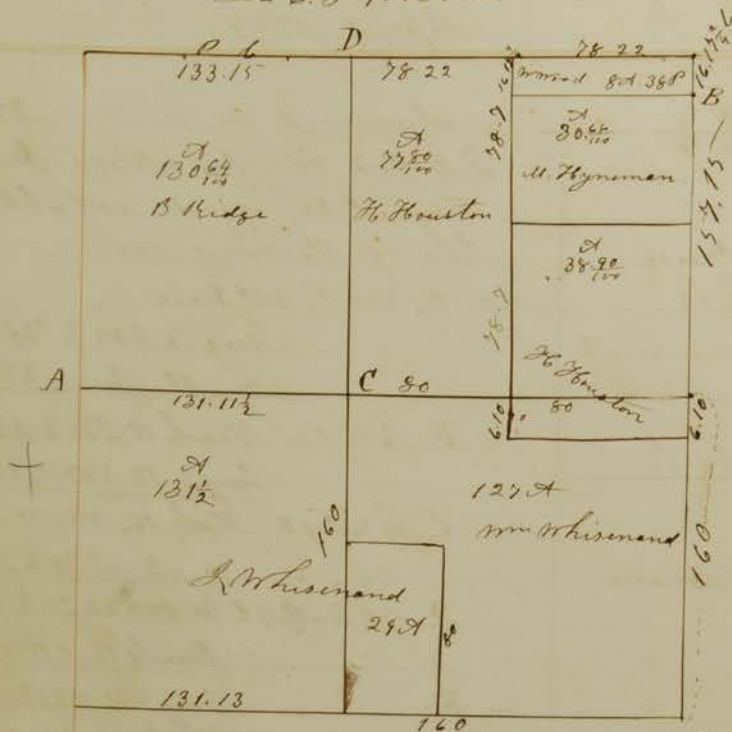
#194
BRASS MONUMENT
N= 89871.8873
E= 19253.8115

17

16

Sec 6. T 9. R 1 W.

Aug 23 & 24. 1860



Surveyed in Sec. 6
T. 9. R. 1 W. and estab-
lished the following
corners

Cor C cont, Mt. Dues
Sth. 18. N 31 W 68.6
Nat. 18. N 22 W 77.

A from Sth 14. N 77 E. 10.
P. 6. 14. S 12 W. 57.

D from B. Nat. 6. N 11 E 3 1/4.
Sth 14. S 5 W 57 1/2.

B to 17 1/2 S. of N E. cor of Sec.
Mulberry 12. S 56 E 19.
Hick 8. N 33 W 14 1/2.

The length of the lines and owners of
the land are put down in the foregoing Plat.

Wm Woods, ch. he
Levi Bridge sworn

J. S. Buskirk M. C. S
Jas Woodburn Deft

Dec. 1860.

Surveyed for Thos Carter Gen. Lot No. 70.
(S. E. of the College Campus) in the West half of
Sec. 4. T. 8. R. 1 W. and planted a stone at each of the corners.

J. S. Buskirk M. C. S
Jas Woodburn Deft

February the 12th 1861

Established the North 1/4 mile stake of Section.
5. T. 9. R. 2. W. 160 poles & 20 links West from the
the N. E. corner of Sec 6 Section for J. S. Johnson
Witness Beach 20 inches in diam. Sth 6 90 links
To 20

J. S. Chambers
Joseph Payne sworn, for pair
J. S. Buskirk M. C. Surveyor